

Legal Notice of Public Hearing
Town of Barrington Planning Board
TOWN HALL MEETING ROOM
4 Signature Dr., Barrington, NH 03825
January 9, 2024, at 6:30 pm
First Public Hearing

(In the case of inclement weather, the hearing will be held January 10, 2024, at 6:30 p.m.)

Pursuant to NH RSA 674:16; 675:3 and 675:7 notice is hereby given of a public hearing to be held by the Town of Barrington Planning Board for the purpose of discussing proposed amendments to the Zoning Ordinance.

PROPOSED AMENDMENT #1: Amend definitions and table of uses to allow elderly assisted home care home facilities to house an unlimited number of residents in the Village, Town Center, Regional Commercial and Highway Commercial Overlay District, rather than restricting those facilities to 15 residents or the maximum density permitted by NHDES. Elderly assisted home care facilities will still be limited to 15 residents and have a maximum density limitation in the General Residential and Neighborhood Residential districts and will require a conditional use permit in all districts, including the Regional Commercial District.

PROPOSED AMENDMENT #2: Amend the table of uses to allow senior housing to have more than 8 dwelling units in the Village and Town Center Districts and add a limitation of 8 dwelling units in the Highway Commercial Overlay District.

PROPOSED AMENDMENT #3: Add a new definition of Health Care Facility, which is already a use included in the table of uses and remove the restriction that such facilities are limited to 15 beds in the Regional Commercial Zone.

PROPOSED AMENDMENT #4: Amend the table of uses to limit self-storage facilities, which are only permitted in the Regional Commercial District, to one story in height.

PROPOSED AMENDMENT #5: Amend footnote 15 in the table of uses, which dictates maximum density for nursing facilities, assisted living facilities, and some elderly assisted care homes, to provide that that density is dictated by NHDES Subsurface Disposal Regulations.

PROPOSED AMENDMENT #6: Add a definition of machine shop, which is already permitted by right in the Regional Commercial District and permitted by conditional use permit in the General Residential, Neighborhood Residential and Highway Commercial Overlay District, and allow that use by conditional use permit in the Town Center and Village Districts.

PROPOSED AMENDMENT #7: Add a definition of truck terminal and amend the table of uses to require a conditional use permit for the use in the Regional Commercial District.

PROPOSED AMENDMENT #8: Add a definition of warehouse operations and amend the table of uses to prohibit the use in the General Residential, Neighborhood Residential and Village Districts and allow it by conditional use permit in the Regional Commercial and Highway Commercial Overlay Districts.

PROPOSED AMENDMENT #9: Remove the definition of frontage from Article 18—Definitions.

PROPOSED AMENDMENT #10: Add definitions of arts & crafts establishments, automobile parts/supply retail establishment, bank, bed & breakfast, billiard parlors/pool hall, bowling alley, educational institution, farm stand, funeral homes, golf course, health club, landscape nurseries/greenhouses, movie theater, and social or fraternal organization.

PROPOSED AMENDMENT #11: To add a definition of Restaurant, outdoor customer dining area, and to allow that use by right in the Village, Town Center, and Regional Commercial districts and by Conditional Use Permit in the General Residential, Neighborhood Residential, and Highway Commercial District Overlay districts.

PROPOSED AMENDMENT #12: Amend Article 4—Dimensional Regulations—to define structures under 200 square feet as a subordinate structure used primarily for storage purposes and to allow them without a building permit and with no setback requirement if they are 200 square feet or less; and to limit the number of subordinate structures permitted on any one property to two for a lot of 80,000 square feet or less, with one additional structure permitted per every additional acre over 80,000 square feet.

PROPOSED AMENDMENT #13: Amend the definition of structures to include storage containers and generators.

PROPOSED AMENDMENT #14: Amend Article 6 regarding Conservation Subdivisions to define and require a yield plan demonstrating the maximum number of buildable lots achievable under conventional zoning to be submitted with all applications and to limit density of Conservation Subdivisions to the number of lots permitted in a conventional subdivision.

PROPOSED AMENDMENT #15: Remove the prohibition of any sign being located in or over the public right of way.

PROPOSED AMENDMENT #16:

Amend the minimum lot size provisions to replace references to “Hydric A” soils with “poorly or very poorly drained soils” and to clarify that when minimum lot sizes are required to be increased due to the number of dwelling units under a common roof that those increased lots must consist of additional contiguous uplands.

PROPOSED AMENDMENT #17: Amend the Standards for the Regional Commercial District to establish minimum lot sizes for new residential dwelling units to be equivalent to those required in the Village District.

PROPOSED AMENDMENT #18: Remove commercial from the uses permitted in a mixed-use structure.

PROPOSED AMENDMENT #19: Delete the definition of accessory building.

If there are language changes by the Planning Board, there will be a SECOND PUBLIC HEARING DATE January 23, 2024, 6:30 PM. (In the case of inclement weather, the hearing will be held January 24, 2024, at 6:30PM.)

Copies of the full text are available to review in the Land Use Office and the Town Clerk Office located at 4 Signature Dr. in the Town of Barrington or online at <https://www.barrington.nh.gov/landuse> . The public is invited to attend and participate in the Public Hearing. Please contact the Land Use Office at (603) 664-0195 with questions.